

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number David A. Tilem (SBN 103825) LAW OFFICES OF DAVID A. TILEM 206 North Jackson Street, #201 Glendale, CA 91206 Tel: (818) 507-6000 Fax: (818) 507-6000	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Raul Contreras, Debtor(s).	CASE NO.: 09-31605-VK

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/9/09	Time: 2:00 PM
Location: 255 E. Temple Street, Los Angeles, California 90012 Courtroom: 1675	

Type of Sale: ☒ Public ☐ Private Last date to file objections: _____

Description of Property to be Sold: 11669 Sherman Way, North Hollywood, CA 91605

(APN 2316-030-04/2316-030-05/2316-030-040): This commercial property consists of a one-story building approximately 4,670 sq. feet. The lot is approximately 22,899 square feet. The property has a gated parking lot that accommodates 50 vehicles.

Terms and Conditions of Sale: See attached Standard Offer, Agreement and Escrow Instructions attached hereto as Exhibit "F".

Proposed Sale Price: \$1,000,000

Overbid Procedure (If Any): Potential buyer must appear at the time and date set forth above and 1) be able to close the sale within 30 days, 2) bring a cashier's check or money order for \$250,000, and 3) bring a cashier's check or money order for 25% of the

purchase price over \$1 million
If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See above

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

David A. Tilem

Law Offices of David A. Tilem

206 North Jackson Street, Suite 201

Glendale, CA 91206

(818) 507-6000; DavidTilem@TilemLaw.com

Date: 11/4/09

In re: Raul Contreras Debtor(s).	CHAPTER: 13 CASE NUMBER: 2:09-bk-31605 VK
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NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate a NEF because only orders that have been entered are placed on a CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

The foregoing document described as **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On **11/4/09** I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

Nancy K Curry: ecfnc@trustee13.com
Sylvia Ho on behalf of Debtor Raul Contreras: SylviaHo@TilemLaw.com,
malissamurguia@tilemlaw.com; marcycarman@tilemlaw.com
Joe M Lozano on behalf of Creditor American Home Mortgage Servicing, Inc.:
notice@NBSDefaultServices.com
Thomas R Mulally on behalf of Creditor Courtesy NEF: tom@ssmlaw.com
Ramesh Singh on behalf of Interested Party Courtesy NEF: claims@recoverycorp.com
David A Tilem on behalf of Debtor Raul Contreras
davidtilem@tilemlaw.com, malissamurguia@tilemlaw.com; marcycarman@tilemlaw.com
United States Trustee (LA): ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On **11/4/09** I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope with postage thereon fully prepaid in the United States Mail and/or with an overnight mail service addressed as follows:

☒ Service information continued on attached page

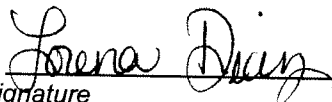
III. SERVED BY FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to Fed. R. Civ. Proc. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies), who consented in writing to such service method, by facsimile transmission and/or email as follows:

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

11/4/09
Date

Lorena Diaz
Type Name


Signature

In re:	CHAPTER: 13
Raul Contreras	CASE NUMBER: 2:09-bk-31605 VK
Debtor(s).	

ADDITIONAL SERVICE INFORMATION (if needed):

Debtor

Raul Contreras
1108 Glenview Road
West Covina, CA 91791

Judge

The Honorable Victoria S. Kaufman
United States Bankruptcy Court
Roybal Federal Building
255 W. Temple Street, #1682
Los Angeles, CA 90012-3332

United States Trustee

Office of the United States Trustee
725 South Figueroa Street, Suite 2600
Los Angeles, CA 90017

Chapter 13 Trustee

Nancy K. Curry
606 S. Olive Street, Suite 1850
Los Angeles, CA 90014

1st Deed of Trust Holders

J.S. Ertz, F.H. Coons, Baum Family Trust
C/O Fidelity Mortgage Lenders, Inc.
11952 Wilshire Boulevard
Los Angeles, CA 90025

2nd Deed of Trust Holders

Celia and Julia Esther Contreras and Elizabeth Maciel
7353 Fountain Avenue
West Hollywood, CA 90046

3rd Deed of Trust Holder

Julie Contreras
7353 Fountain Avenue
West Hollywood, CA 90046

4th Deed of Trust Holders

Celia And Elizabeth Contreras
7353 Fountain Avenue
West Hollywood, CA 90046

Buyer

Gabriel Huerta
Salsa & Beer, Inc.
6601 White Oak Ave.
Reseda, CA 91335

Buyer's Attorney

Michael Coats
Law Offices of Ronald M. Katzman
A Professional Corporation
15300 Ventura Boulevard
Suite 507
Sherman Oaks, CA 91403-5844

Attorney for Gertz, et. al.

Thomas R. Mulally
14156 Magnolia Blvd., Suite 200
Sherman Oaks, CA 91423

Attorney for Ulises Duran

Richard Allan Rodgers,
Shane, Diguseppe & Rodgers
200 N. Westlake Blvd., Suite 201
Westlake Village, CA 91362

Request for Special Notice

American Home Mortgage Servicing, Inc.
P.O. Box 631730
Irving, TX 75063-1730

American Home Mortgage Servicing, Inc
4875 Belfort Road, Suite 130
Jacksonville, FL 32256

D&D Dreamers
c/o Ulises Duran - President
12455 Cascade Canyon Drive
Granada Hills, CA 91344

Salsa & Beer, Inc.
c/o Law Offices of Ronald M. Katzman
15300 Ventura Blvd., Suite 507
Sherman Oaks, CA 91403